Davidson County DEEDWARR
Recvd: 02/13/07 11:59 3 pgs
Fees:18.00 Taxes:286.75

20070213-0018302

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Lent (NAME)	CMV, LLC dba Commerce Union (NAME)	MAP 007-00
1551 Springfield Highway (ADDRESS)	7105 Corporate Dr. (ADDRESS)	PARCEL 049.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann Elizabeth C. King and Barbara Faye Crawford Jamieson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Lent

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, according to a survey made by W.T. Smith Land Surveying dated April 8, 2005 and is more particularly described as follows:

Beginning at a iron rod (set) in the Northerly margin of U.S. Highway 41 (also known as Springfield Highway), said rod being the Southwest corner of the property conveyed to William R. Casteel as evidenced in Deed Book 8107, Page 681, Register's Office for Davidson County, Tennessee, and also being the Southeast corner for this hereon described tract of land; thence, with said margin of Highway 41 North 52° 28' 39" West 211.07 feet to a iron rod (set), said rod being the Southeast corner of the property conveyed to Charles E. Jones as evidenced in Deed Book 7748, Page 911, Register's Office for Davidson County, Tennessee; thence with Jones Easterly line for the next 2-calls, North 36° 28' 35" East 464.10 feet to a iron rod (set) in the existing old fence line; thence, North 37° 45' 05" East 253.05 feet to a iron rod (set) in the Westerly lot line of Lot #13 of Greenview Estates of record in Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee, said rod being the Northeast corner of the aforementioned Jones property and the Northwest corner for this tract; thence, with the Westerly boundary of said Subdivision S 00° 57' 53" West 353.79 feet to a iron rod (set), said rod being the North corner of said Casteel property; thence, with Casteel's West

CONTINUED

unimproved ( )
This is improved (X) property, known as 1551 Springfield Highway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of February, 2007

~~Ann Elizabeth C. King~~

Barbara Faye Crawford Jamieson
Barbara Faye Crawford Jamieson

Ann Elizabeth C. King
Ann Elizabeth C. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Elizabeth C. King and Barbara Faye Crawford Jamieson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of February 2007.

Commission expires 9/22/07

DANIEL T. FISCHER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

line S 36° 29′ 21" West 432.95 feet to the point of beginning containing 121,485 S.F., or 2.79 acres, more or less.

Being the same property devised to Ann Elizabeth C. King and Barbara Faye Crawford Jamieson, with a life estate to William Ross Crawford, by WILL of Howard Scott Crawford, of record in Minute Book 276, page 729, Will Book 138, Probate Court of Davidson County, Tennessee; and further conveyed to Ann Elizabeth C. King and Barbara Faye Crawford Jamieson, as tenants in common by Executrix's Quitclaim Deed dated July 7, 2005, from Ann Elizabeth C. King, as Executrix of the Estate of William Ross Crawford, Deceased, of record by Instrument No. 20050714-0081619 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.